

**To:** POUPARD, Tim[Tim.Poupard@cheshireeast.gov.uk];  
**Cc:** CE - PLANNING APP COMMENTS[Planappcomments@cheshireeast.gov.uk];  
**Sent:** Tue 1/4/2022 10:34:49 AM  
**From:** MARTIN, Niall

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policy="6ceae14b-024b-4bff-9be8-3287753ee694" origin="defaultValue"  
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uid="id\_classification\_nonbusiness" value="" /></sisl>

MIME-Version: 1.0

X-MS-Exchange-Organization-MessageDirectionality: Originating

X-MS-Exchange-Organization-AuthSource: LOOP123MB4156.GBRP123.PROD.OUTLOOK.COM

X-MS-Exchange-Organization-AuthAs: Internal

X-MS-Exchange-Organization-AuthMechanism: 04

X-MS-Exchange-Organization-Network-Message-Id:

30914caa-29b9-4152-3156-08d9cf6dd5e8

X-MS-PublicTrafficType: Email

Return-Path: Niall.Martin@cheshireeast.gov.uk

X-MS-Exchange-Organization-ExpirationStartTime: 04 Jan 2022 10:34:49.7552

(UTC)

X-MS-Exchange-Organization-ExpirationStartTimeReason: OriginalSubmit

X-MS-Exchange-Organization-ExpirationInterval: 1:00:00:00.0000000

X-MS-Exchange-Organization-ExpirationIntervalReason: OriginalSubmit

X-MS-Office365-Filtering-Correlation-Id: 30914caa-29b9-4152-3156-08d9cf6dd5e8

X-MS-TrafficTypeDiagnostic: LO3P123MB3036:EE\_

X-MS-Oob-TLC-OOBClassifiers: OLM:10000;

X-Microsoft-Antispam: BCL:0;

X-Forefront-Antispam-Report:

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DIR:INB;

X-MS-Exchange-CrossTenant-OriginalArrivalTime: 04 Jan 2022 10:34:49.5789

(UTC)

X-MS-Exchange-CrossTenant-FromEntityHeader: Hosted

X-MS-Exchange-CrossTenant-Id: cdb92d10-23cb-4ac1-a9b3-34f4faaa2851

X-MS-Exchange-CrossTenant-AuthSource: LOOP123MB4156.GBRP123.PROD.OUTLOOK.COM

X-MS-Exchange-CrossTenant-AuthAs: Internal

X-MS-Exchange-CrossTenant-Network-Message-Id: 30914caa-29b9-4152-3156-08d9cf6dd5e8

X-MS-Exchange-CrossTenant-MailboxType: HOSTED

X-MS-Exchange-CrossTenant-UserPrincipalName:

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X-MS-Exchange-Transport-CrossTenantHeadersStamped: LO3P123MB3036

X-MS-Exchange-Transport-EndToEndLatency: 00:00:00.5040888

X-MS-Exchange-Processed-By-BccFoldering: 15.20.4844.016

X-Microsoft-Antispam-Mailbox-Delivery:

ufc:0;jmr:0;auth:0;dest:l;ENG:(910001)(944506458)(944626604)(920097)(425001)(930097);

X-Microsoft-Antispam-Message-Info:

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**Subject:** 21/6193D - Discharge of Condition 4 (The Mere Garage)

[image001.jpg](#)

Condition 4 on application 18/3211M:

4. No development (other than agreed demolition and site clearance works) shall commence until:

(a) A Phase I Preliminary Risk Assessment has been submitted to, and approved in writing by, the Local Planning Authority (LPA) AND if required:

(b) A post demolition Phase II ground investigation and risk assessment has been completed.

A Phase II report shall be submitted to, and approved in writing by, the LPA AND:

(c) If Phase II ground investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing, by the LPA.

The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed in writing by the LPA.

The following report was submitted in support of the application:

\* Demeter Environmental Limited report 20-09-01 Revision RE1V 'Phase 1 Desk Study Report', dated October 2020.

I have the following comments with regards to the report:

1. The report recommends that a Phase II investigation is undertaken at the site. We are in agreement with this.

2. The report provides an alternative option of remediation in lieu of investigation. Due to the nature of potential contamination present due the site's history, and its potential mobility, we would expect a site investigation to be undertaken.

3. Appendix D provides a proposed site investigation layout drawing. The proposed locations provide good general site coverage, however we would expect known potential source areas to also be targeted (former tanks, fuel infrastructure, workshop area etc.)

I can recommend that 4(a) is discharged. 4(b) and (c) should remain outstanding at this time.

Kind regards,

Niall Martin  
Enforcement Officer – Environmental Protection  
Cheshire East Borough Council  
Regulatory Services and Health  
Macclesfield Town Hall  
Unicorn Gateway  
Macclesfield  
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SK10 1EA

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Dept: 0300 123 5015

[cid:image001.jpg@01D80156.B1D410B0]

